

File Number: 5-D-26-DT

**Meeting:** 5/20/2026  
**Applicant:** Logan Higgins Heyoh Design & Development  
**Owner:** HENSON DEVELOPMENTS LLC  
**Project:** South Central Office

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### Property Information

**Location:** 802 S. Central St. **Parcel ID:** 95 I D 025  
**Zoning:** DK-G (Downtown Knoxville, Grid Subdistrict)  
**Description:** New primary structure

The property has frontage on S Central Street and abuts James White Parkway right-of-way on the east and south sides. It includes a one-story brick building and a surface parking area that are to be demolished.

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### Staff Recommendation

Staff recommends approval of Certificate 5-D-26-DT, subject to the following 5 conditions:

- 1) Meeting all applicable standards of the Zoning Ordinance on the final plan set.
  - 2) Meeting all applicable requirements of KUB and the City's Engineering Department and Urban Forestry Division.
  - 3) Submitting the signage package for consideration of approval by the Board under a separate application.
  - 4) All ground-floor windows along the front facade shall be transparent.
  - 5) Returning to the Board if a build-to zone or build-to percentage modification is required.
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### Description of Work

Level III

Construction of a New Building/Structure

Demolition of an existing one-story building and construction of a new 5-story (approximately 70'-0"), mixed-use structure measuring 57'-10" along S Central Street and 65'-7" in depth. The proposed structure includes four floors of office space and two dwelling units on the top floor, with a shared lobby on the ground floor. Pedestrian access from the public sidewalk to the lobby is provided from S Central Street. There are two additional pedestrian accesses from the street at both ends of the front elevation, recessed from the front building line, serving as the building's emergency ingress and egress. There is an existing driveway within a 17-ft-wide access easement on the northern property, but no connections to it are provided. No parking spaces are proposed on the site.

The front and sides of the flat-roofed building feature gray metal panels, off-white bricks, and aluminum window frames, with vertical "wood-style" metal cladding as a secondary element, which may comprise up to 25% of a facade facing a right-of-way. Wood soffit panels are proposed to match the wood-style metal claddings. The rear (east) elevation features a large, 5-story-tall window system bordered by brick walls, with the same vertical metal cladding on two sides. The proposed exterior finishes are listed on Sheets 17-19, with example images shown on Sheet 11.

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## Comments

**Zoning Standards:** The building, as proposed, meets the DK-G (Downtown Knoxville Grid Subdistrict) district's dimensional standards (e.g., 0'-5' build-to-zone, 80% build-to-percentage, and minimum 24' height) and design standards (e.g., minimum 30% ground-floor transparency and minimum 25% upper-floor transparency). However, modifications from the build-to-zone (BTZ) and build-to-percentage (BTZ%) standards may be required due to overhead KUB powerlines located in front of the property, as described below. Compliance with other zoning and development standards will be confirmed during the permitting process.

**KUB powerline and setback:** KUB powerlines run at varying heights above the sidewalks in front of the subject property. KUB requires a horizontal clearance of 7'-6" between its 13KV powerline and a building wall or accessible areas (e.g., a balcony). The applicant intends to relocate the powerlines underground and proposes a building footprint starting at the front property line. If the relocation becomes infeasible, the applicant will need to return to the Board for the new front setback. The Board has the authority to approve modifications to the dimensional standards, such as the BTZ and BTZ%, in accordance with Article 16.5.C.

**Pedestrian and Bicyclist Safety:** The applicant will remove the existing curb-cut along the front and install new sidewalks. The development team should work with KUB and City Engineering on relocating existing utility poles installed in the sidewalks.

**Downtown Beautification:** The applicant proposes some evergreen shrubs between the sidewalk and the building facade. Large trees are not feasible within the 5' space that is covered by overhangs.

**Building Mass, Scale and Form:** The building includes a louvered aluminum canopy and a balcony overhang to provide a pedestrian-scale environment and façade articulations with large windows to avoid the appearance of a blank wall.

**Building Location:** Landscape elements are proposed to define the sidewalk edge. Should the building's location change due to utility lines, the applicant must submit a new application for Board review.

**Building Materials:** The Board should discuss the proposed "wood-style" metal claddings and materials transition at corners, as well as the metal balcony railings.

**Architectural Character:** The ground floor features a recessed entrance and a largely transparent, consistent rhythm of windows to enhance pedestrian interest. Large storefront systems and brick walls distinguish the ground floor from the upper floors. The exterior walls on both sides of the emergency stairwell feature a similar arched design, but no windows are proposed on the northern stairwell, which has minimal setback from the northern property line.

**Ground Floor Doors and Windows:** The recessed main entrance and the first-floor overhangs over the windows provide depth to the façade. Windows shall be clear, as stipulated in condition 4.

**Mechanical Equipment and Service Utilities:** No ground-mounted utility equipment is proposed. The axonometric view (Sheet 17) notes that all mechanical units should be screened by 5' tall parapet. The applicant intends to use a Machine Room-Less (MRL) elevator, which does not require a mechanical penthouse. The Board should discuss the scenario in which the MRL elevator becomes infeasible, given that a tall penthouse will likely be visible from the James White Parkway exit ramp to State Street/Main Street.

**Traditional Grid District:** The proposal is consistent with the district's intent for pedestrian-friendly development.

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## Applicable Design Guidelines

Downtown Design Guidelines

## Section 1:

### A. PUBLIC REALM

The public realm is composed of streets, sidewalks, and public open spaces. Public space is defined by development and supports a diversity of uses. It promotes transit use and pedestrian activity. It can be considered the “outdoor room” created by surrounding buildings.

#### 1. Pedestrian and Bicycle Safety

Consider pedestrians first, then transit, then the automobile in designing and developing downtown places.

1a. Prioritize pedestrian safety and comfort through public amenities, such as pedestrian-scale lighting, benches, and trash receptacles.

1g. Consolidate curb-cuts and locate driveways near mid-block, when necessary; alley access should be provided for service and parking, if feasible.

1k. Repair pavement surfaces (asphalt, brick, concrete, etc.) to original standards when underground utility or other repairs are necessary.

#### 4. Downtown Beautification

Beautifying downtown can occur through many different elements including architecture, landscape architecture, horticulture, art, and performing art.

4a. Foster downtown beautification with landscaping and plantings, public art, and public open space.

4c. Plant street trees where possible. Choose tree planting locations that will not significantly alter the setting of or harm the materials of historic buildings.

### B. PRIVATE REALM

The private realm is composed of the buildings, structures, and private or quasi-public open spaces. The private realm is commonly defined by building envelopes.

#### 1. Building Mass, Scale and Form

Building form should be consistent with the character of downtown as an urban setting and should reinforce the pedestrian activity at the street level. Creating pedestrian-scale buildings, especially at street level, can reduce the perceived mass of buildings. Human-scale design elements are details and shapes that are sized to be proportional to the human body, such as, upper story setbacks, covered entries, and window size and placement.

1a. Maintain a pedestrian-scaled environment from block to block.

1c. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

1d. Divide larger buildings into ‘modules’ that are similar in scale to traditional downtown buildings. Buildings should be designed with a recognizable base, middle, and top on all exposed elevations.

1e. Avoid blank walls along street-facing elevations.

#### 2. Building Location

It is important to establish a strong relationship among buildings, sidewalks, and streets. This is typically accomplished through consistent setbacks that locate buildings on the same line.

2b. Consider using landscape elements to define the sidewalk edge where a building is to be set back from the sidewalk.

2d. Limit grade separations above or below the sidewalk, generally no more than 3 feet. Allow for clear sightlines into and out of buildings and plazas.

#### 3. Building Materials

New building materials should relate to the scale, durability, color, and texture of the predominate building materials in the area.

3a. Use complementary materials and elements, especially next to historic buildings.

#### 4. Architectural Character

Buildings should be visually interesting to invite exploration by pedestrians. A building should express human scale

through materials and forms that were seen traditionally. This is important because buildings are experienced at close proximity by the pedestrian.

- 4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.
- 4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.
- 4d. Differentiate the architectural features of ground floors from upper floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.
- 4e. Design top floors to enhance the skyline of the block through cornices and details that are harmonious with adjacent architecture.

#### 5. Ground Floor Doors and Windows

Entrances and ground floor windows should foster pedestrian comfort, safety and orientation.

- 5a. Use consistent rhythm of openings, windows, doorways, and entries.
- 5b. Orient primary front entrances to the main street; secondary entrances should be clearly defined and oriented to streets or alleys, as appropriate.
- 5c. Design entrances according to the proportions of the building's height and width.
- 5e. All windows at the pedestrian level should be clear.
- 5f. Recess ground floor window frames and doors from the exterior building face to provide depth to the façade.

#### 7. Mechanical Equipment and Service Utilities

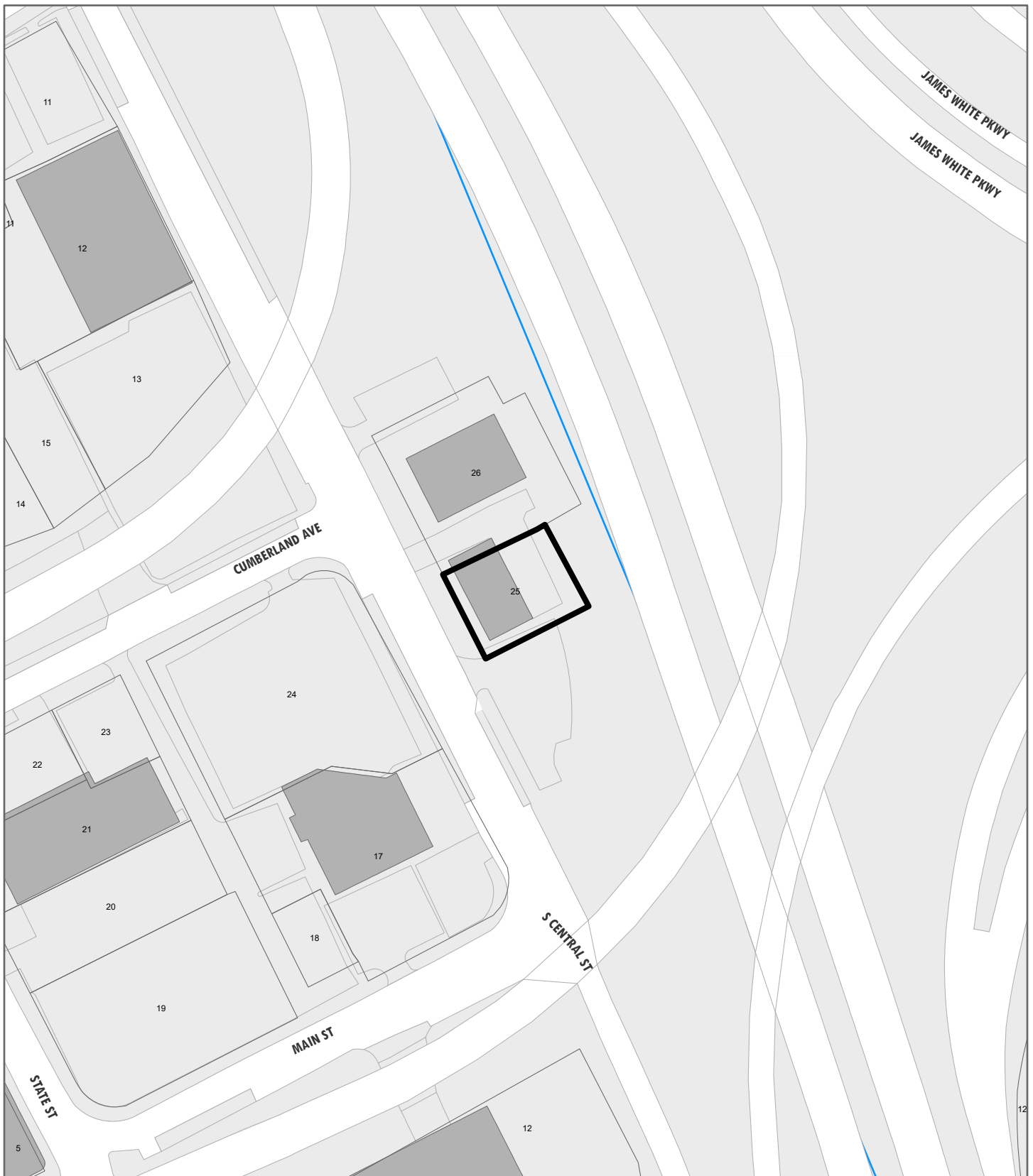
Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual and noise impacts are minimized.

- 7a. Minimize the visual impact of mechanical equipment through screens or recessed/ low-profile equipment.
- 7b. Do not locate units on a primary façade.
- 7c. Screen rooftop vents, heating/ cooling units and related utilities with parapet walls or other screens. Consider sound-buffering of the units as part of the design.
- 7d. Locate utility connections and service boxes on secondary walls.
- 7e. Reduce the visual impacts of trash storage and service areas by locating them at the rear of a building or off an alley, when possible.
- 7f. Screen dumpsters from view.

### Section 2: The Districts

#### B. THE TRADITIONAL GRID DISTRICT

The Traditional Grid District is formed from the historic Plan of the City of Knoxville. The block pattern was established in part due to the location of the City within the confines of First and Second Creeks and the Holston River, later known as the Tennessee River. These blocks were typically about 300 feet by 300 feet. This area has predominately retained this typical block size. Another pertinent consideration of this grid pattern is the narrowness of the street rights of-way. This reduced width tends to affect the public realm by minimizing the widths of sidewalks in order to maintain building fronts and travel lane widths. However, the small block size and narrow streets that calm traffic are also what makes downtown Knoxville feel so walkable to pedestrians.



**DESIGN  
REVIEW  
BOARD**

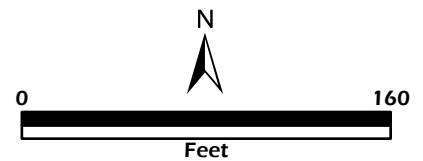
**5-D-26-DT**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**802 S. Central St.**  
**Level 3: Construction of new building/structure**

Original Print Date: 5/8/2026      Revised:  
 Knoxville/Knox County Planning · Design Review Board

Petitioner: Logan Higgins Heyoh Design  
 & Development

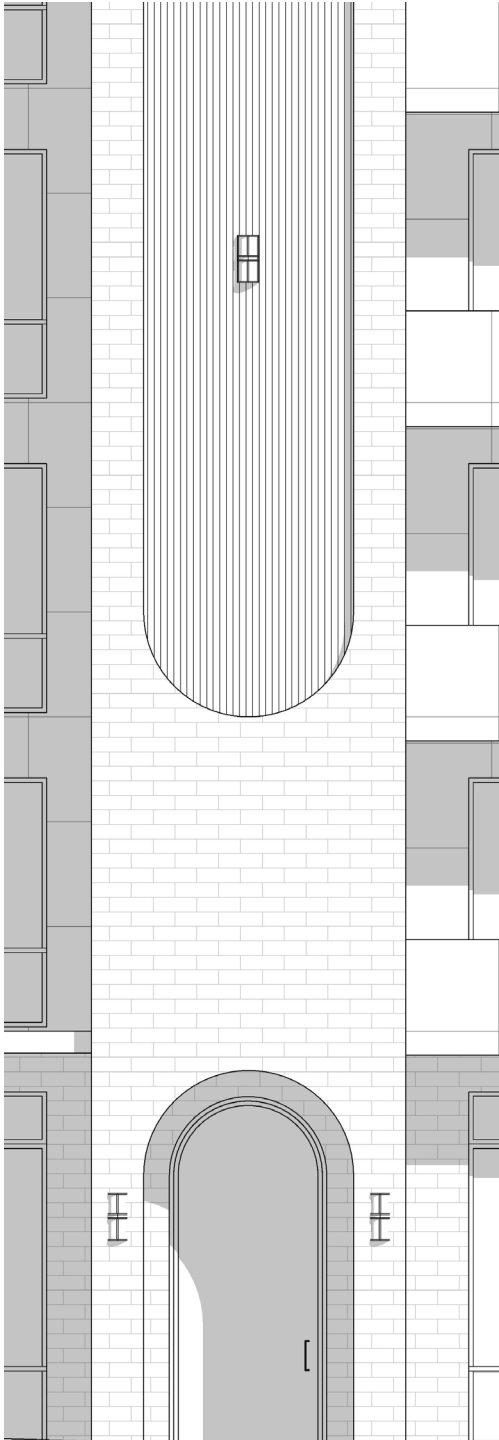




DESIGN REVIEW BOARD

# SOUTH CENTRAL OFFICE

802 S CENTRAL ST.



- 03 PROJECT LOCATION
- 04 LOCATION MAP
- 05 EXISTING SITE
- 06 DEMO PLAN
- 07 SITE PLAN
- 08 LANDSCAPE PLAN
- 09 ZONING DIMENSIONAL AND DESIGN STANDARDS
- 10 PROGRAMMING
- 11 MATERIAL PRECEDENTS
- 12 PRECEDENTS
- 13 STREET ELEVATION
- 14 STREET ELEVATION + 3D VIEWS
- 15 PRELIMINARY FLOOR PLANS
- 17 AXON VIEWS
- 18 ELEVATIONS PROPOSED
- 20 APPENDIX A: EXTERIOR MATERIAL DETAILS

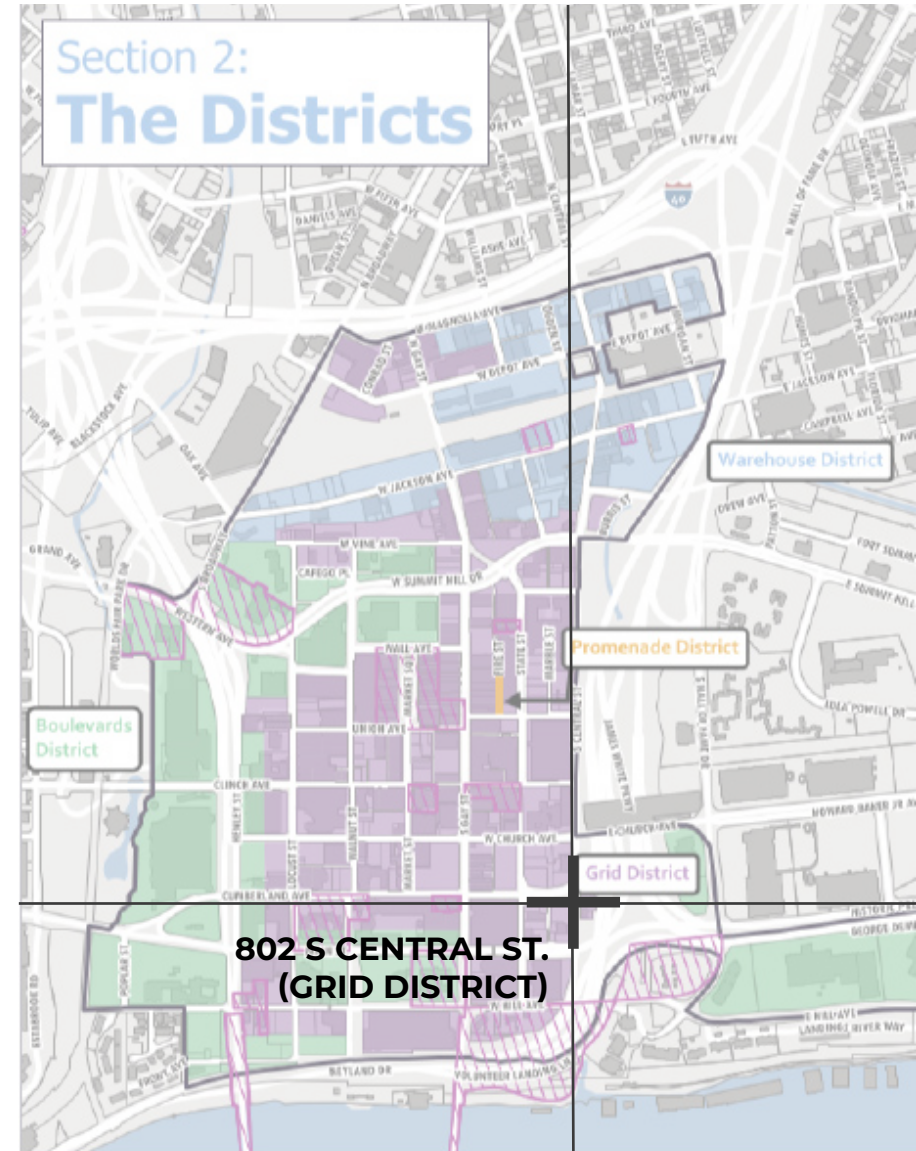
ARCHITECTURE BY:



heyohdesign.com  
865.236.0430  
admin@heyohdesign.com

This application has been prepared to seek approval from City of Knoxville Historic Zoning Commission. Furthermore, this application will serve to inform and to explain HZC why this project located at 1803 Clinch Ave should be approved.

# PROJECT LOCATION IN DESIGN GUIDELINE BOUNDARIES





# EXISTING SITE

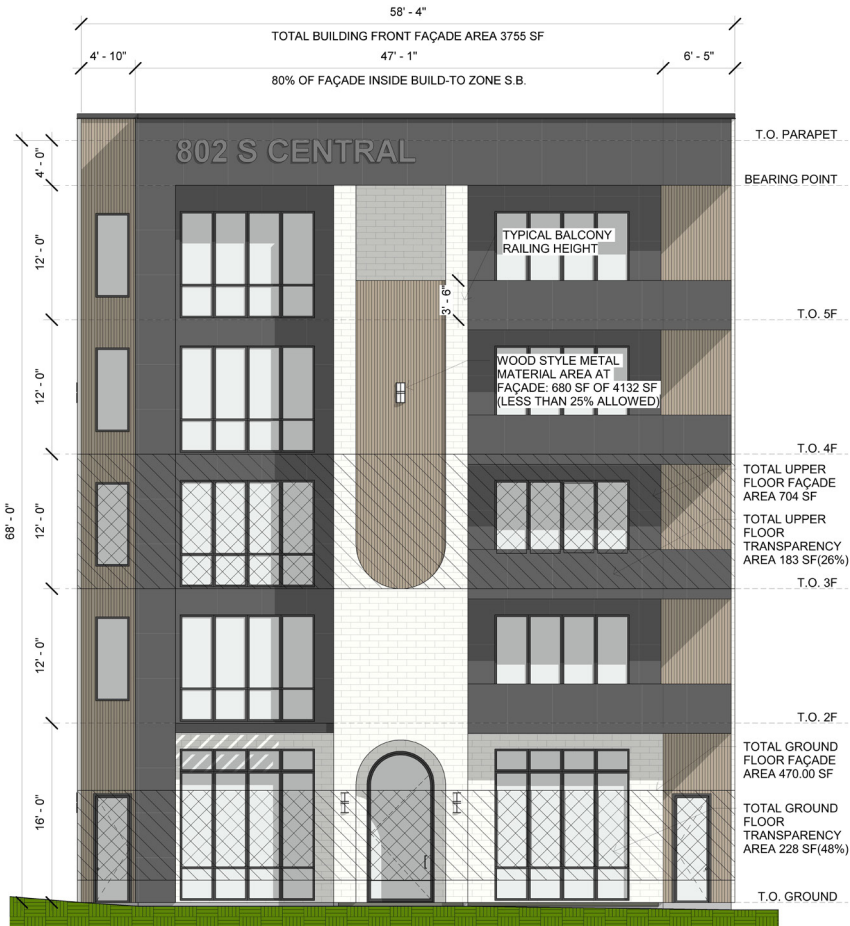








# ZONING DIMENSIONAL AND DESIGN STANDARDS



DK-G DIMENSIONAL STANDARDS	
<b>Bulk</b>	
Maximum Building Height	Unlimited; <b>Building Height Proposed: 68'</b>
Minimum Building Height	24'; <b>Building Height Proposed: 68'</b>
<b>Setbacks</b>	
Minimum Setback from Street Lot Line	Build-to-Zone: 0'—5'; <b>Maximum setback from street line: 5'-0"; Minimum setback from street line: 0'-0"</b>
Minimum Build-To Percentage	80%; <b>Build-To Percentage proposed: 80%</b>
Interior Side Setback	None; <b>Setback varies</b>
Rear Setback	None; <b>Setback varies</b>

APPLICABLE DESIGN STANDARDS FOR DK-G SUBDISTRICT	
<b>Façade Design</b>	
Building façades that abut a public right-of-way, excluding alleys, must incorporate building entries no less than once every 50 feet.	<b>Proposed building entries every 25 ft</b>
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 20 linear feet, measured parallel to the street.	<b>None of the proposed blank wall areas abutting ROW exceeds 20 linear ft</b>
<b>Fenestration Design</b>	
The ground floor of the front façade must maintain a minimum transparency of 30%, measured between two and ten feet in height.	<b>Proposed transparency at ground floor front façade (48%)</b>
Upper floors of the front façade must maintain a minimum transparency of 25% of the wall area of the story	<b>Proposed transparency at upper floors of front façade (26%)</b>

Standard/Zoning Ordinance	802 S Central St.
<b>USES</b>	
Dwelling, Multi-Family	<b>P</b>
Live/Work	<b>P</b>
Office	<b>P</b>

PROPOSED BUILDING MEETS MINIMUM 12-FOOT FLOOR HEIGHT (MEASURED FLOOR-TO-FLOOR) IN ACCORDANCE WITH THE DK-G SUBDISTRICT DIMENSIONAL STANDARDS OF THE KNOXVILLE CITY ZONING CODE.

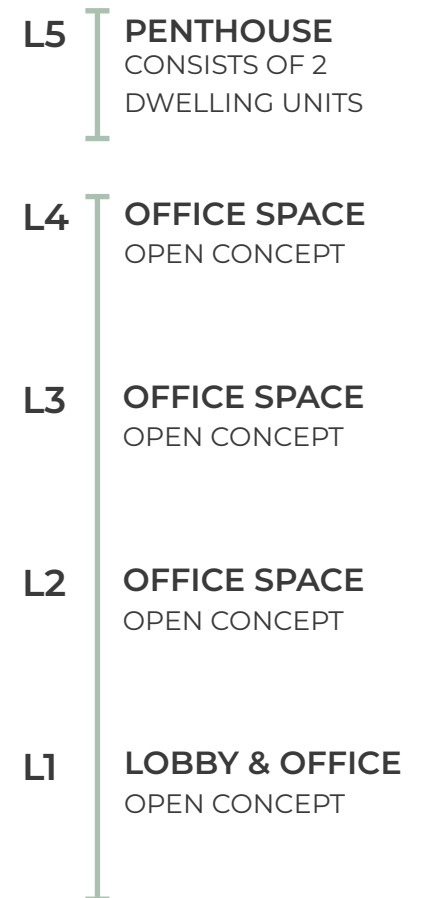
# PROGRAMMING

## OVERVIEW

The proposed project is a mixed-use, new construction building located at 802 S Central St.

The new build will consist of a lobby and office on level 1 along with office space from level 2 - level 4, with level 5 including 2 penthouse units.

Proposed materials are to correlate with downtown aesthetics combining a modern look with historic materials creating harmony with the neighboring buildings.



CONCEPTUAL RENDERING FOR ILLUSTRATIVE PURPOSES ONLY.  
FINAL DESIGN MAY VARY

## **PROPOSED MATERIALS:**

Material precedents presented here are derived from similar material of existing buildings within the same zoning context as the project site.

These references informed the selection of façade materials, ensuring compatibility with the surrounding built environment and reinforcing the architectural character of the district.



**WOOD SOFFIT PANELS**



**ALUMINUM SLAT CANOPY**



**METAL WALL PANELS**



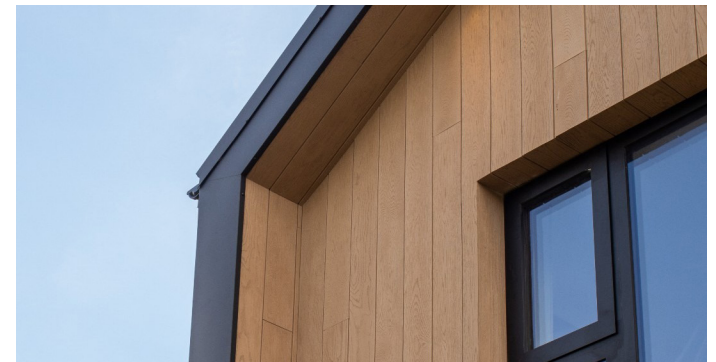
**BRICK**



**RAINSCREEN**

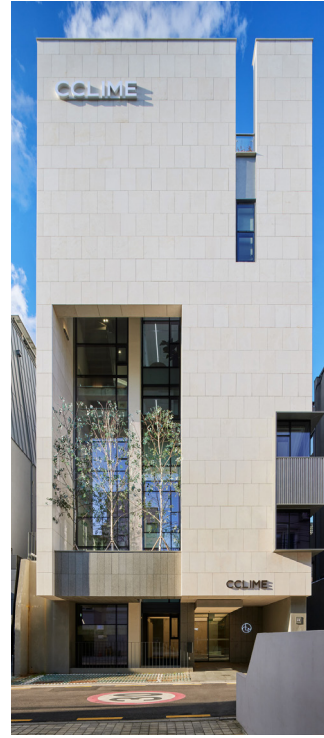


**ALUMINUM FULL LITE ARCHED PIVOT DOOR**



**WOOD STYLE METAL**

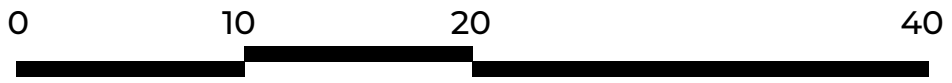
Used as decorative material in front façade (maximum allowed: 25%)



# PRECEDENTS

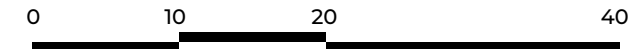
# STREET ELEVATION

## SOUTH FACING STREET DIAGRAM



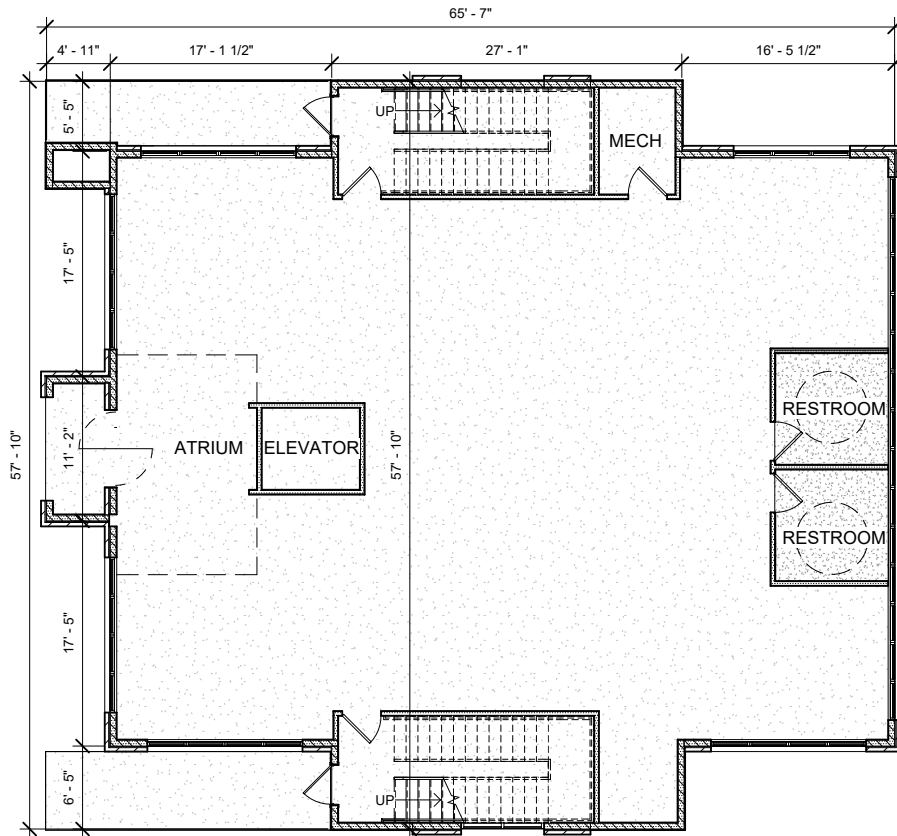
# STREET ELEVATION + 3D VIEWS

## WEST FACING STREET DIAGRAM

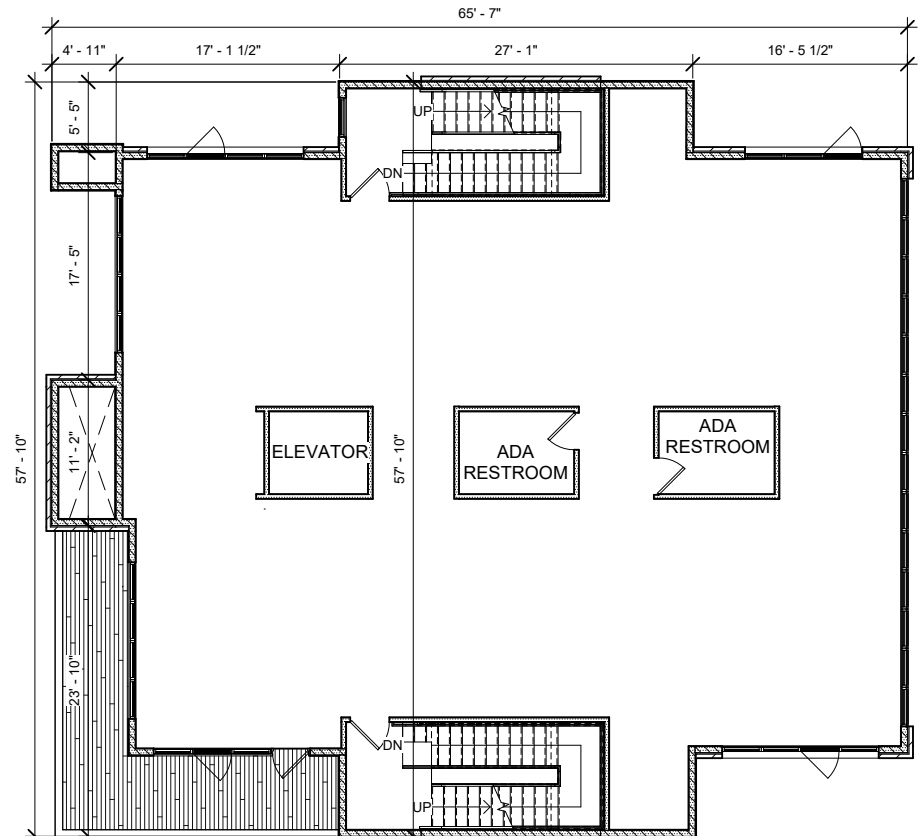


# PRELIMINARY FLOOR PLANS

(INTERIOR SPACES & DIMENSIONS SUBJECT TO CHANGE)



**GROUND FLOOR**

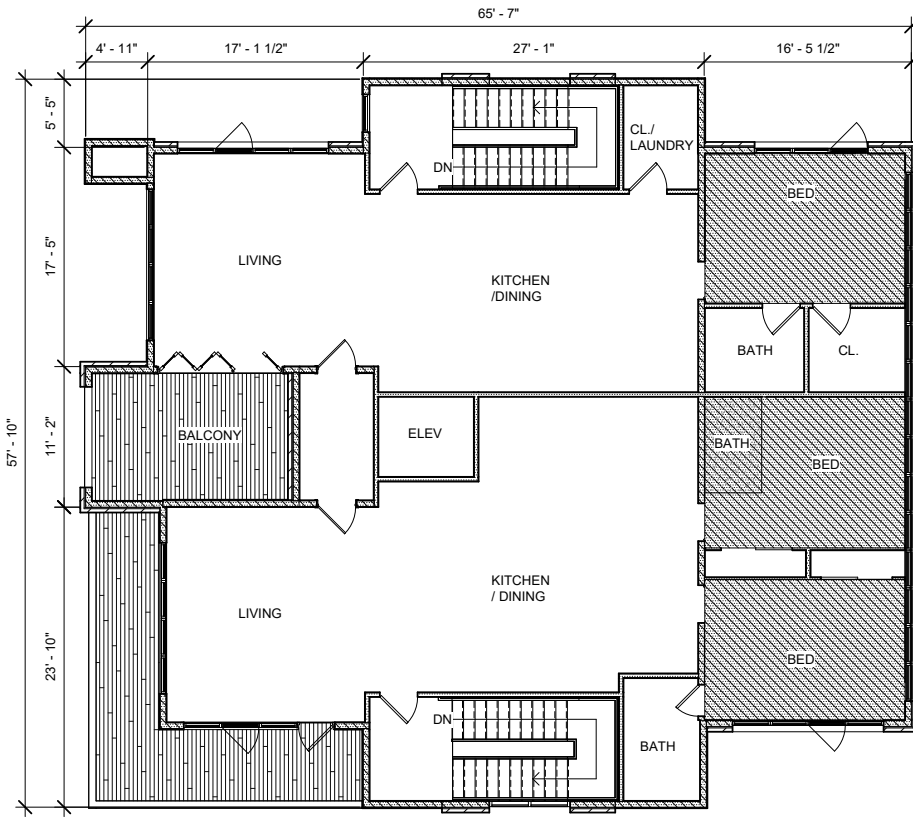


**TYP. FLOOR PLAN (2ND TO 4TH)**

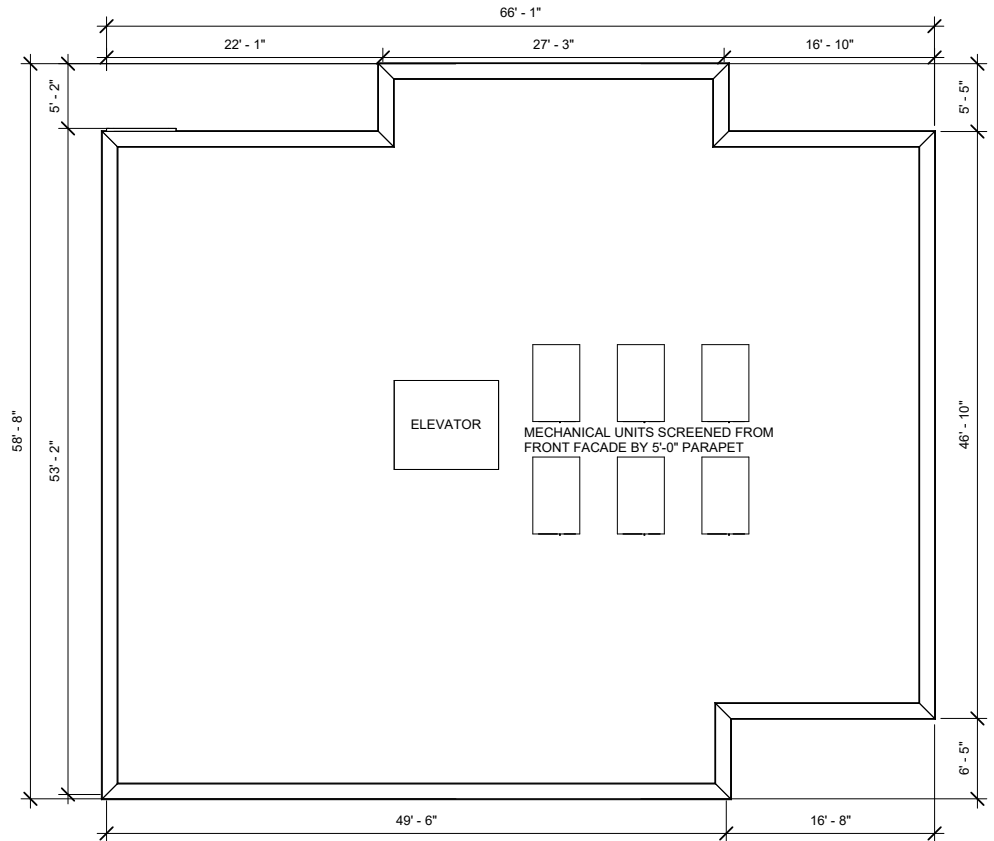
EACH FLOOR LAYOUT IS ADAPTABLE AND SUBJECT TO MODIFICATION BASED ON TENANT-SPECIFIC REQUIREMENTS.

# PRELIMINARY FLOOR PLANS

(INTERIOR SPACES & DIMENSIONS SUBJECT TO CHANGE)



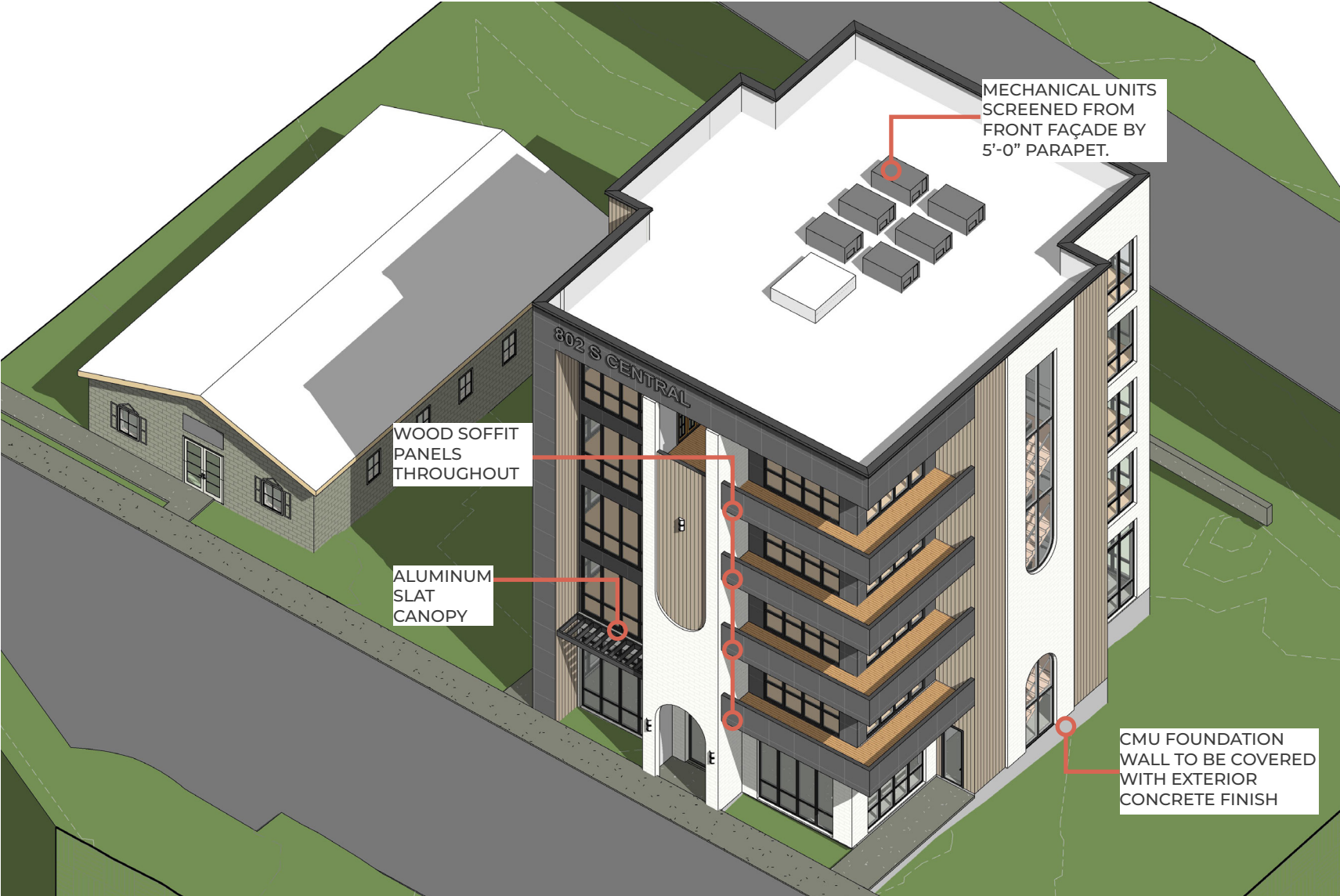
## 5TH FLOOR



## ROOF

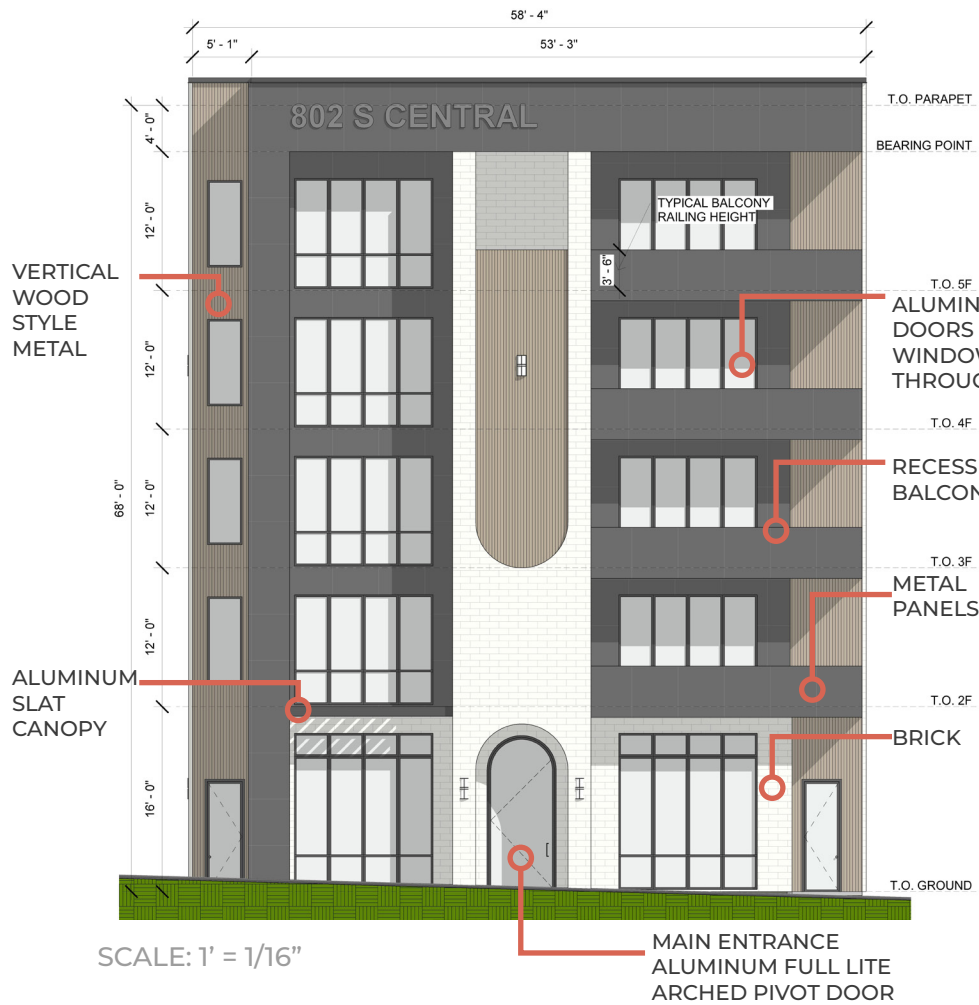
EACH FLOOR LAYOUT IS ADAPTABLE AND SUBJECT TO MODIFICATION BASED ON TENANT-SPECIFIC REQUIREMENTS.

# AXON VIEW

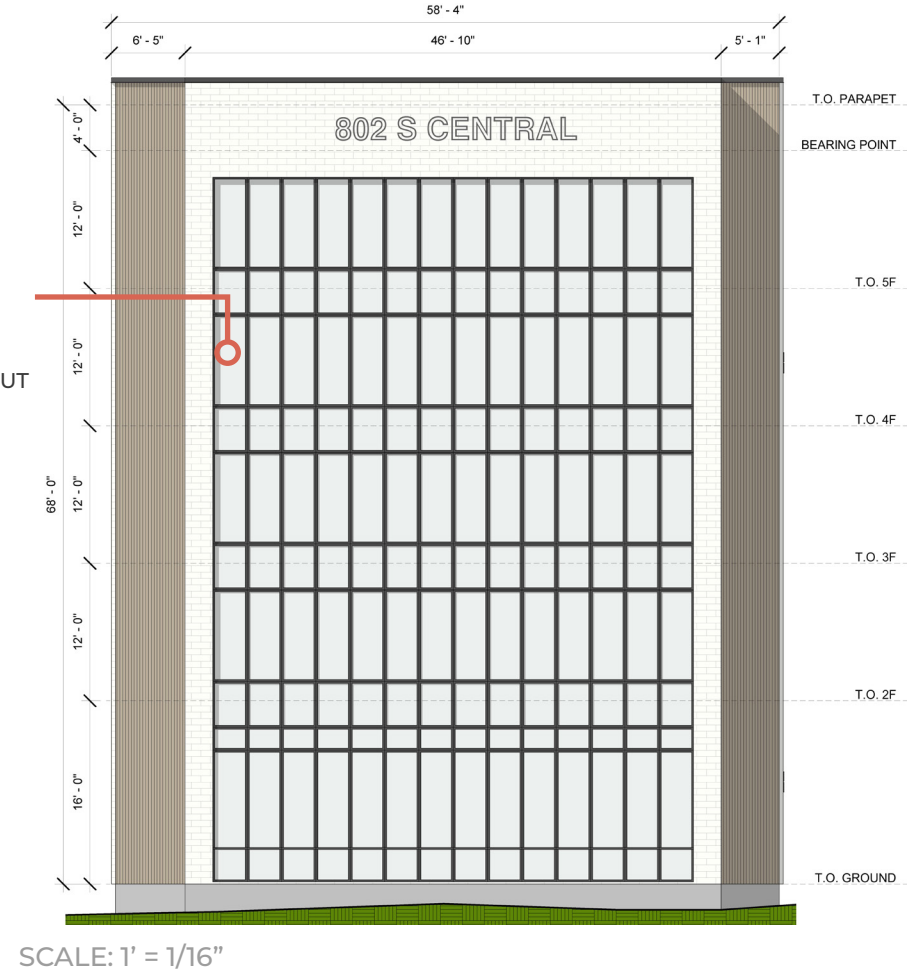


# ELEVATIONS PROPOSED

**WEST ELEVATION**  
 ▼ FRONT (STREET FACING)



**EAST ELEVATION**  
 ▼ REAR

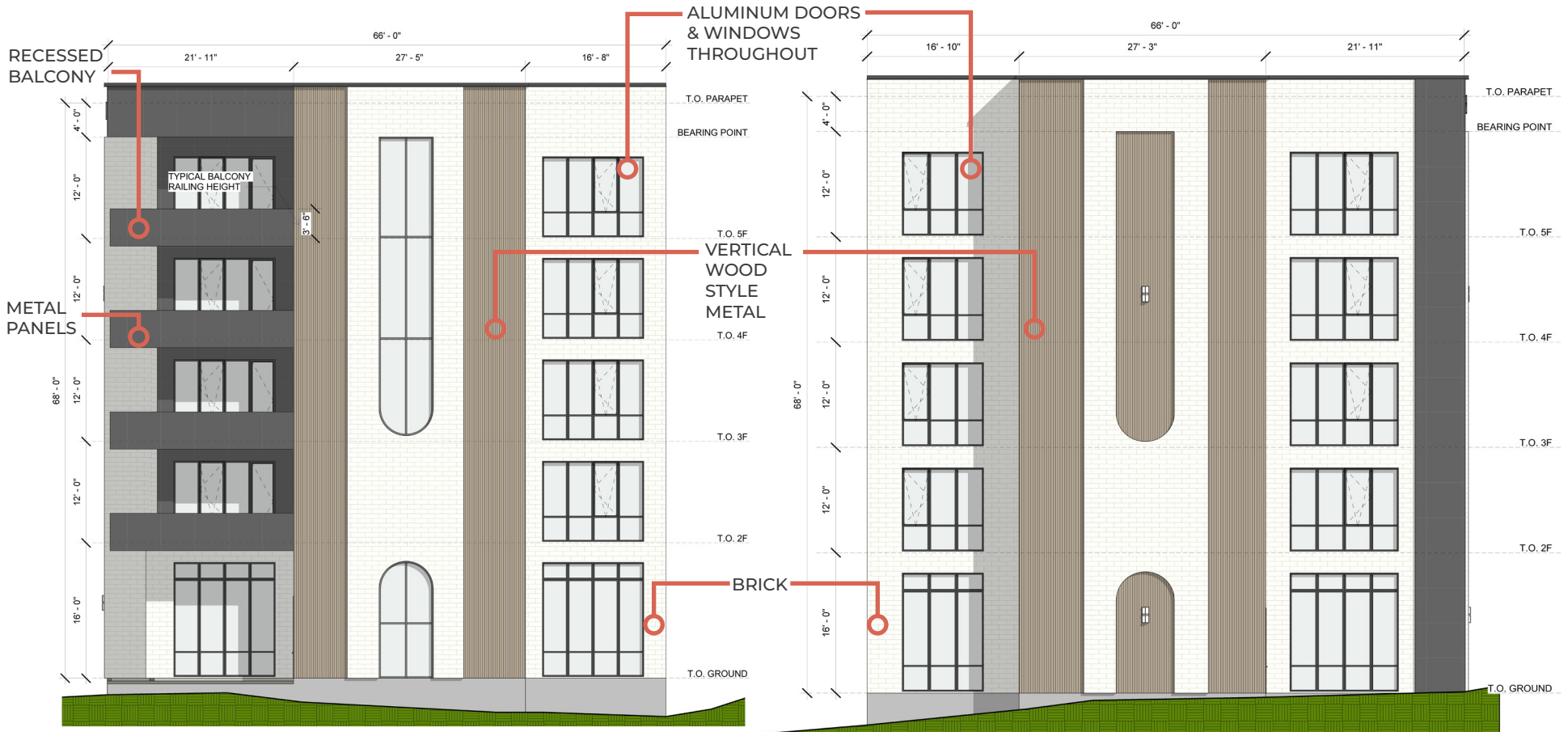


Proposed building meets minimum 12-foot floor height (measured floor-to-floor) in accordance with the DK-G Subdistrict Dimensional Standards of the Knoxville City Zoning Code.

# ELEVATIONS PROPOSED

**SOUTH ELEVATION**  
 SIDE (PARKING LOT FACING)

**NORTH ELEVATION**  
 SIDE



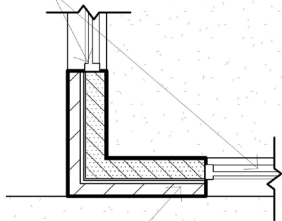
SCALE: 1' = 1/16"

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Proposed building meets minimum 12-foot floor height (measured floor-to-floor) in accordance with the DK-G Subdistrict Dimensional Standards of the Knoxville City Zoning Code.

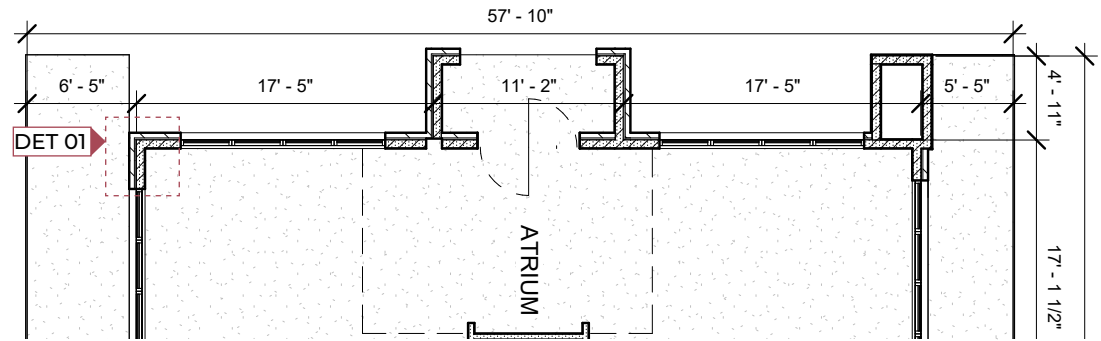
# APPENDIX A: EXTERIOR MATERIAL DETAILS

ALUMINUM WINDOW TO BE ALIGNED WITH EXTERIOR FACE OF WALL FRAMING



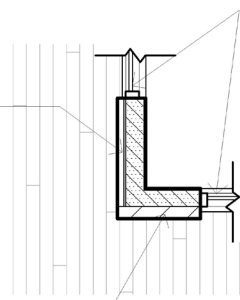
BRICK VENEER TO PROJECT 5" APPROX. FROM WOOD STUD WALL

DET 01: CORNER TRANSITION 01



DETAIL LOCATION AT GROUND FLOOR

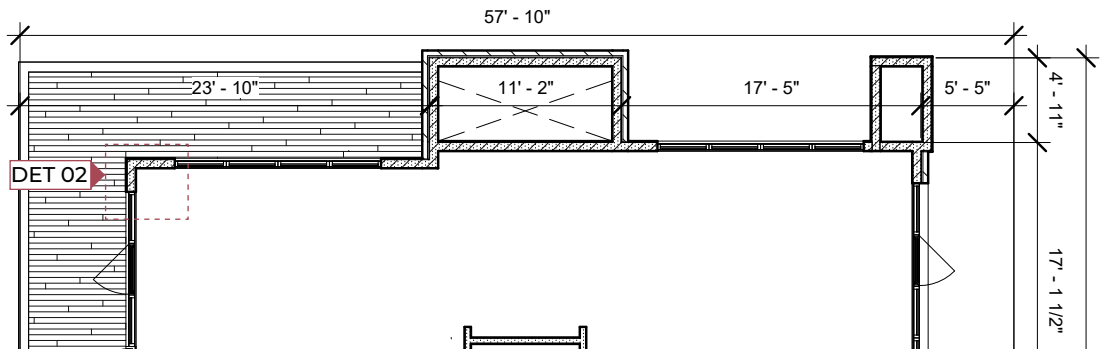
ARCHITECTURAL METAL PANEL TO PROJECT 2" APPROX. FROM WOOD STUD WALL



ALUMINUM WINDOW TO BE ALIGNED WITH EXTERIOR FACE OF WALL FRAMING

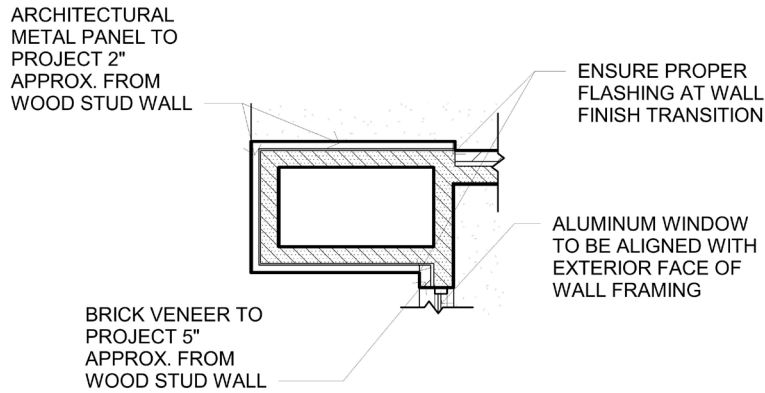
BRICK VENEER TO PROJECT 5" APPROX. FROM WOOD STUD WALL

DET 02: CORNER TRANSITION 02

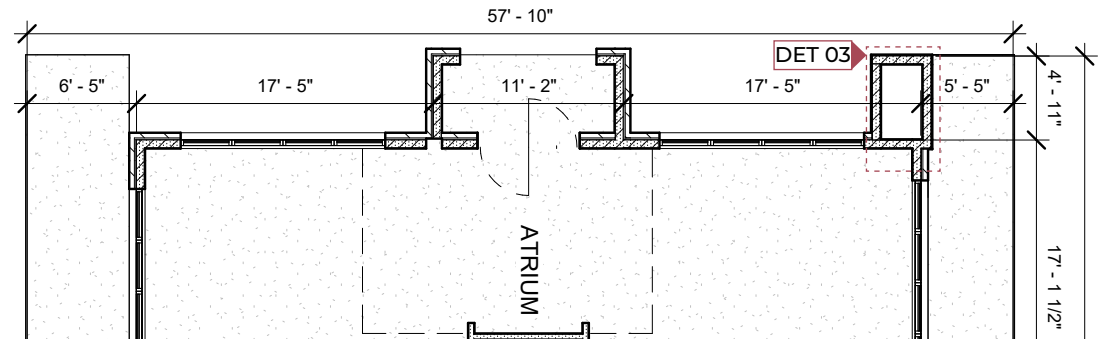


DETAIL LOCATION AT UPPER FLOORS

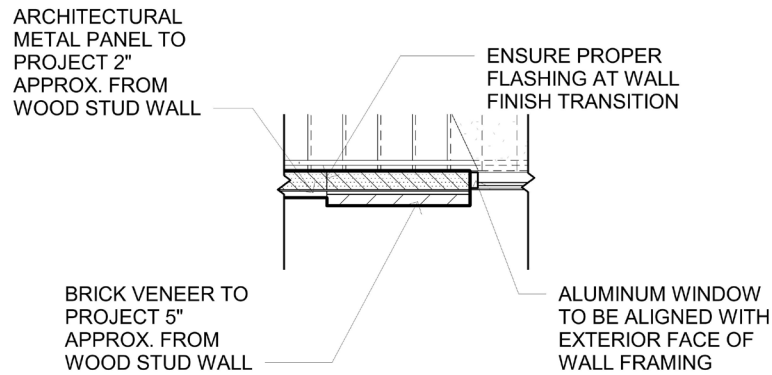
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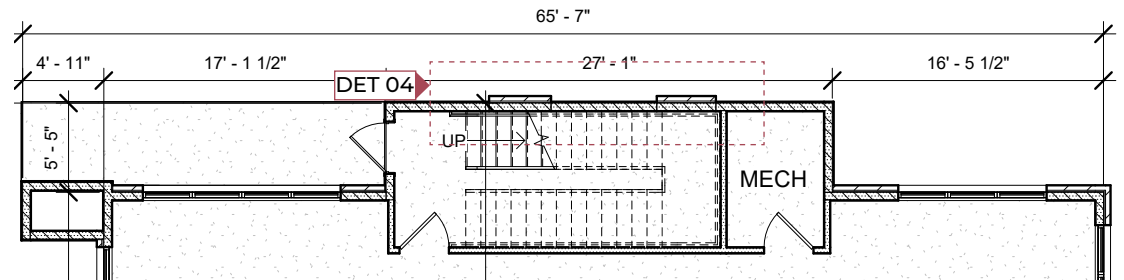
DET 03: WALL FINISH TRANSITION 01



DETAIL LOCATION AT GROUND FLOOR



DET 04: WALL FINISH TRANSITION 02



DETAIL LOCATION AT ALL FLOORS